024.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	811,500	/	811,500
USE VALUE:	811,500	/	811,500
ASSESSED:	811,500	/	811,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		TEEL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONAHUE JAMES C--ETAL
Owner 2:	TIRICO LAURA J
Owner 3:	
Street 1:	13 TEEL STREET PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2208 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4250.000	373,500		438,000	811,500
Total Card	0.098	373,500		438,000	811,500
Total Parcel	0.098	373,500		438,000	811,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.53 | /Parcel: 367.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15753
GIS Ref	
GIS Ref	
Insp Date	04/28/09

!1961!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,600	0	4,250.	438,000	811,600	811,600	Year End Roll	12/18/2019
2019	101	FV	278,200	0	4,250.	465,400	743,600	743,600	Year End Roll	1/3/2019
2018	101	FV	278,200	0	4,250.	339,500	617,700	617,700	Year End Roll	12/20/2017
2017	101	FV	278,200	0	4,250.	295,700	573,900	573,900	Year End Roll	1/3/2017
2016	101	FV	278,200	0	4,250.	251,900	530,100	530,100	Year End	1/4/2016
2015	101	FV	271,400	0	4,250.	246,400	517,800	517,800	Year End Roll	12/11/2014
2014	101	FV	271,400	0	4,250.	202,600	474,000	474,000	Year End Roll	12/16/2013
2013	101	FV	271,400	0	4,250.	192,700	464,100	464,100		12/13/2012

PRINT

Date	Time
12/10/20	17:29:39

LAST REV

Date	Time
08/31/09	10:21:55
hchinal	
1961	

USER DEFINED

Prior Id # 1:	15753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`BRIEN ADELE M	21898-368		3/31/1992		130,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2003	103	Addition	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2009	Measured	163	PATRIOT
9/29/1999	Measured	256	PATRIOT
9/24/1999	Mailer Sent		
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	1									438,002						438,000	

Total AC/HA: 0.09757 | Total SF/SM: 4250 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,002 | Spl Credit | Total: 438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18353653
Const Adj.:	0.98000199
Adj $ / SQ:	144.984
Other Features:	98275
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458840
Depreciation:	85344
Depreciated Total:	373496

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

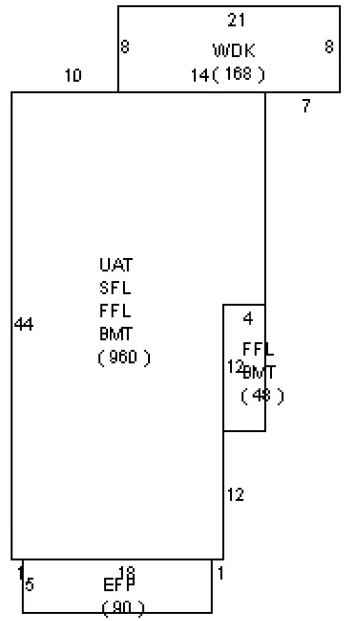
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	144.98
Special Features:	0	Val/Su Net:	107.51
Final Total:	373500	Val/Su SzAd	189.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	43.500	43,843
FFL	First Floor	1,008	144.980	146,143
SFL	Second Floor	960	144.980	139,184
UAT	Upper Attic	240	101.490	24,357
WDK	Deck	168	11.710	1,968
EFP	Enclos Porch	90	56.330	5,069

Net Sketched Area: 3,474 | Total: 360,564

Size Ad | 1968 | Gross Are | 4194 | FinArea | 2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: